

5/7 (5)

Christine Joyce

From: Deb Andrews [dandrews@AndersonKreiger.com]
Sent: Wednesday, May 02, 2012 11:18 AM
To: Christine Joyce
Subject: 117 Concord Road, Behind
Attachments: BOS Vote - Sale of 117 Concord Road (Behind) (A0155236-3).DOC; Deed for 117 Concord Road Behind (A0153709-5).DOC; Approval of BOS - 117 Concord Road, Rear (A0156168-2).DOC

Good morning, Christine. Nina Pickering Cook was working with John Murray on this matter. As a brief overview, the property at 117 Concord Road (Behind) was taken back in 2007 for unpaid taxes. The property was owned by Judith Becker and was a parcel located as part of her backyard. Bank of America inadvertently did not pay the taxes on this parcel and is now trying to "right" the matter by buying back the parcel from the Town and putting it back in the hands of the homeowner.

As a follow up to our telephone conversation on April 19th, we had discussed having the following documents signed at the May 7th meeting. I am attaching the following:

1. Vote of the BOS; ✓
2. Release Deed from the Town of Acton to Judith A. Becker for consideration of \$9,100; and ✓
3. Approval by Selectmen. ✓

Please print out the attached documents and let me know if you have any questions.

Thanks, Christine!

Deb

Deborah Hall Andrews
Senior Paralegal
ANDERSON & KREIGER LLP
One Canal Park, Suite 200
Cambridge, MA 02141
t: 617.621.6513
f: 617.621.6613
www.andersonkreiger.com



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RECORD OF VOTE OF THE ACTON BOARD OF SELECTMEN
May 7, 2012

At a duly called public meeting of the Acton Board of Selectmen on May 7, 2012, the Board voted as follows with respect to that certain land with the buildings and improvements thereon located at 117 Concord Road (Behind), shown as Parcel 49-2 on Acton Assessor's Map G4 (the "Property") and also shown as "Lot 36" on Plan No. 21297^G filed with Middlesex South Registry District of the Land Court (the "Plan"):

- (a) To approve and execute the Quitclaim Deed for the Property from the Town to Judith A. Becker in the form presented to the Board at the May 7, 2012 Board meeting; and
- (b) To authorize the Town Manager to take all actions on behalf of the Town that are reasonably necessary or advisable, in the judgment of the Town Manager, to complete the sale of the Property, including without limitation signing closing forms, documents and settlement statements, and to take all actions and execute all documents that are reasonably necessary or advisable, in the judgment of the Town Manager, to effectuate the sale of the Property.

ACTON BOARD OF SELECTMEN

Pamela A. Harting-Barrat - Chair

John Sonner

Janet K. Adachi – Vice Chair

David Clough

Michael Gowing - Clerk

DEED

The **TOWN OF ACTON**, a Massachusetts municipal corporation, acting by and through its Board of Selectmen, having a mailing address of Town Hall, 472 Main Street, Acton, Massachusetts 01720,

for consideration paid, and in full consideration of Nine Thousand One Hundred and No/100 (\$9,100) Dollars,

grants to **Judith A. Becker**, individually, having a mailing address of 117 Concord Road, Acton, Middlesex County, Massachusetts 01720,

the land with any buildings thereon situated in Acton, County of Middlesex, Commonwealth of Massachusetts, described as follows:

NORTHEASTERLY	by Lot 26 as shown as shown on Plan No. 21297 ^G , (the "Plan") one hundred ten and 47/100 (110.47) feet
SOUTHEASTERLY	by Lot 35 on said Plan, one hundred seventy-three and 78/100 (173.78) feet;
SOUTHERLY	by Lot 23 on said Plan, one hundred twenty-two and 27/100 (122.27) feet; and
NORTHWESTERLY	by Lot 1 on said Plan, two hundred eleven and 42/100 (211.42) feet.

Said parcel is shown as Lot 36 on said Plan No. 21297^G.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 895, Page 121, with Certificate of Title No. 153071.

Said Lot 36 is conveyed subject to and with the benefit of restrictions, easements, covenants and agreements of record, if any there be, insofar as the same are now in force and applicable, including the restrictions as set forth in a Deed given by Charles L. Miner to Henry Mekkelson et ux, dated January 2, 1929, duly recorded in Book 5316, Page 181.

The delivery of this deed shall evidence full compliance with the requirements set forth in Massachusetts General Laws Chapter 44, Section 63A.

No Massachusetts documentary stamps are affixed hereto as none are required by law because the grantor is a municipality.

The undersigned constitute a majority of the Board of Selectmen.

For the Town of Acton's title, see Instrument of Taking dated June 10, 2004 and filed with the Middlesex South Registry District of the Land Court as Document No. 1345097, the Notice to Foreclose Tax Lien dated June 16, 2005 and filed as Document No. 1380233, and the Judgment in Tax Lien Case dated May 7, 2007 and filed as Document No. 1444240.

[Signatures to appear on following page.]

EXECUTED under seal this 7th day of May, 2012.

**BOARD OF SELECTMEN
TOWN OF ACTON**

Pamela Harting-Barrat, Chair

Janet K. Adachi, Vice Chair

Michael Gowing, Clerk

John Sonner

David Clough

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 7th day of May, 2012, before me, the undersigned Notary Public, personally appeared each of the foregoing named members of the Board of Selectmen of the Town of Acton, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that each signed it voluntarily for its stated purpose as the foregoing named members of the Board of Selectmen of the Town of Acton.

Notary Public – Christine M. Joyce
My commission expires: Sept. 10, 2015

APPROVAL BY SELECTMEN

We, being a majority of the undersigned Board of Selectmen of the Town of Acton, Massachusetts, hereby approve the grant of the property known as and numbered 117 Concord Road (Behind), shown as Parcel 49-2 on Acton Assessor's Map G4 and also shown as "Lot 36" on Plan No. 21297^G filed with Middlesex South Registry District of the Land Court to Judith A. Becker for consideration of Nine Thousand One Hundred (\$9,100) Dollars. Said approval is evidenced by the deed from the Town of Acton to Judith A. Becker that will be recorded herewith.

WITNESS our hands and seals this 7th day of May, 2012.

Pamela Harting-Barrat, Chair

Janet K. Adachi, Vice Chair

Michael Gowing, Clerk

John Sonner

David Clough

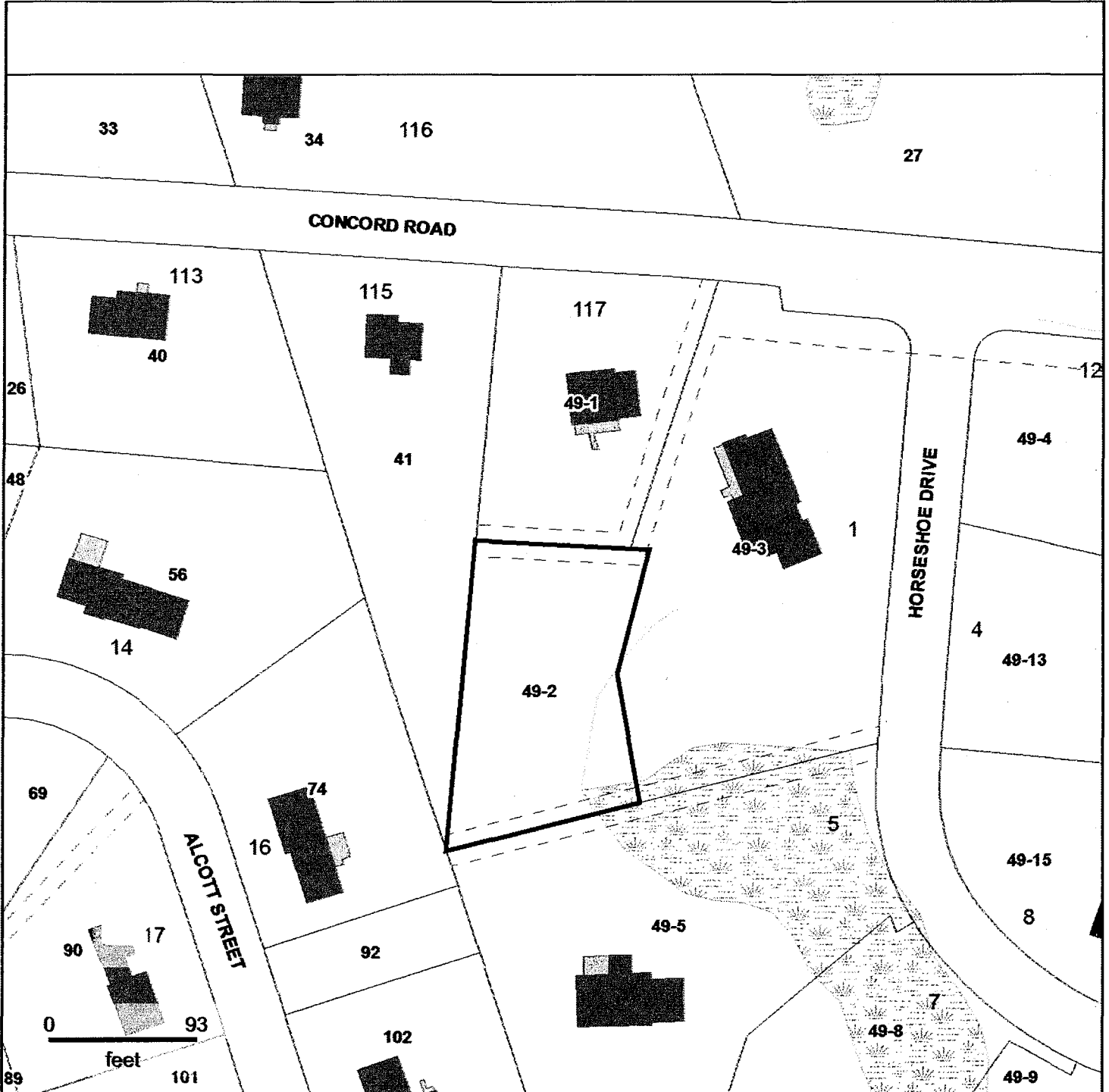
)

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF Middlesex)

On this 7th day of May, 2012, before me, the undersigned notary public, personally
appeared the following named members of the Board of Selectmen of the Town of Acton:

proved to me through satisfactory evidence of identification, as Known to Me, to be the
persons whose names are signed on the preceding document and acknowledged to me
that they signed it voluntarily for its stated purpose as the foregoing named members of
the Board of Selectmen of the Town of Acton, a municipal corporation.

Notary Public: Christine M. Joyce
My Commission Expires: Sept 10, 2015



Property Information

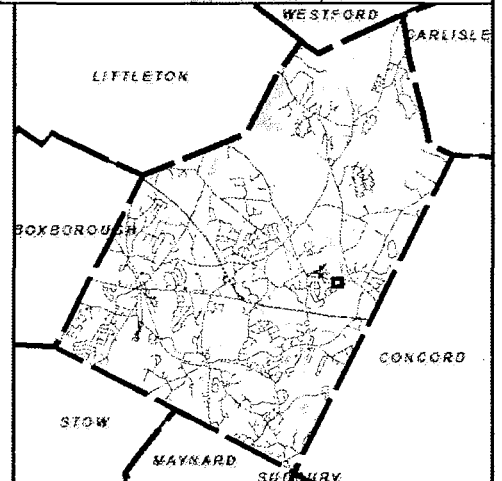
Property ID G4-49-2

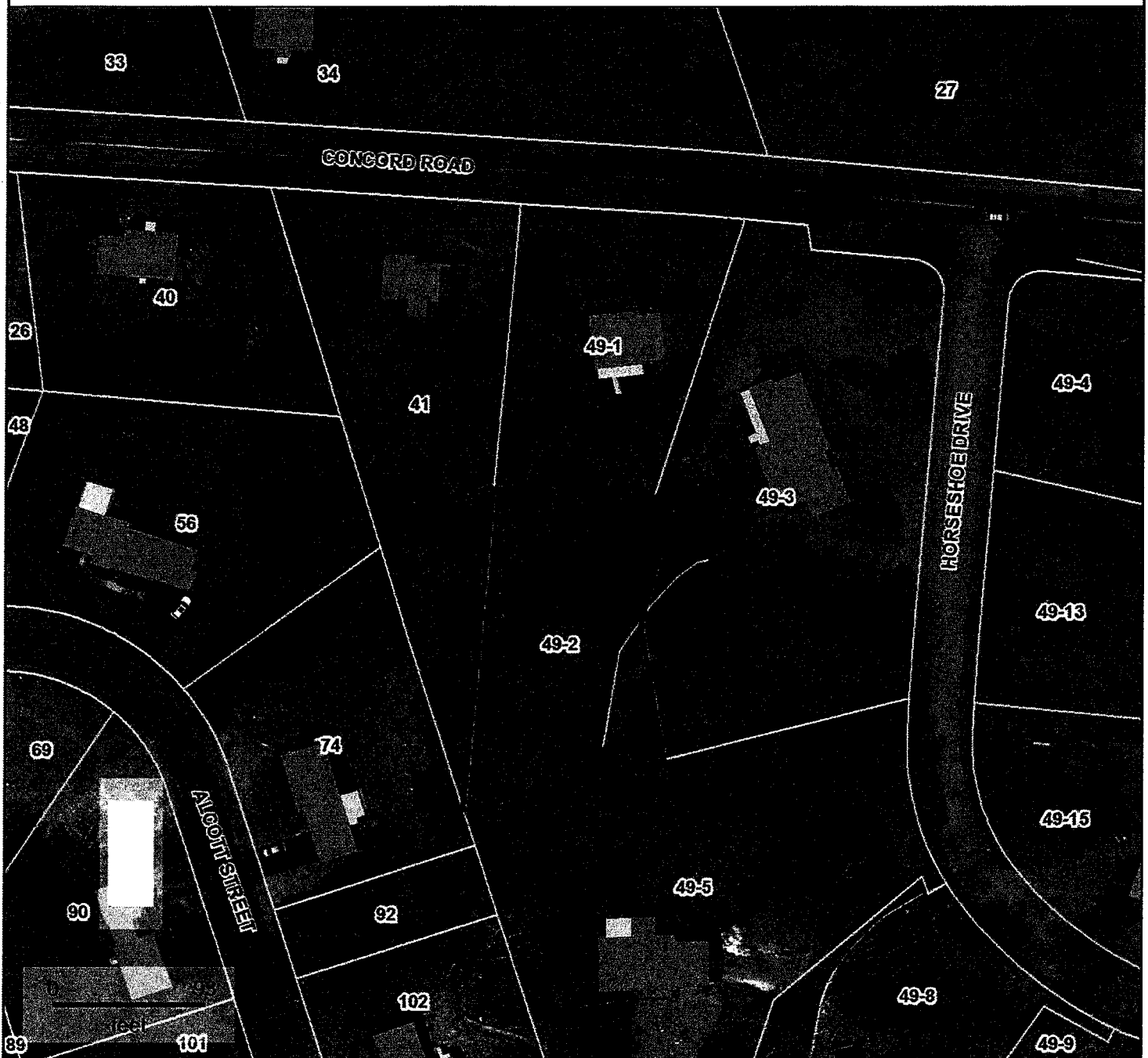
Location 117 CONCORD RD BEHIND



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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**Property Information****Property ID** G4-49-2**Location** 117 CONCORD RD BEHIND**MAP FOR REFERENCE ONLY
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